

CITY OF COSTA MESA

Inter Office Memorandum

TO: Planning Commission

FROM: Willa Bouwens-Killeen, Chief of Code Enforcement *WBE*

DATE: August 23, 2013

SUBJECT: CODE ENFORCEMENT UPDATE

PROPERTY UPDATES

Below please find updates on properties brought to Code Enforcement's attention.

Address: 722 West 16th Street*

Current Code Enforcement Violation: Building façade is unkempt and falling apart, overgrown vegetation, and illegal storage. The Code Enforcement Officer has spoken with the property owner and issued a violation notice, giving the owner 21 days to comply. Overgrown vegetation and illegal storage corrected; however, it was determined that the work was more extensive than originally envisioned so an additional extension of time has been granted. The needed custom siding was ordered and is being installed. Building plans to legalize construction at the rear of the property are also being prepared.

Past Code Enforcement Violations: **Four past cases for outdoor storage and weeds in parkway. Because compliance was gained, no citations were issued.

Owner Occupied?: No – industrial property

Address: 1895 Monrovia Avenue – Monrovia Liquor Mart

Current Code Enforcement Violations: Excessive window signage, illegal signs, overgrown/brown vegetation, deteriorated wall and signs, damaged wheel stops, illegal Christmas lights, exterior light covers missing, and rain gutter damaged. Violation notice sent, giving 30 days to correct. Extension granted because property owner information from the County was incorrect. All work completed; case closed.

Past Code Enforcement Violations: Nine past cases for building code violation, illegal signs, property maintenance, and outdoor storage. Compliance was gained in a timely manner so no citations were issued.

Owner Occupied?: No – commercial building

Address: 2205 Fairview Road – Sunrise Liquor and Food Store

Current Code Enforcement Violations: Illegal signage and lighting; graffiti; deteriorated exterior lighting, landscaping, and parking lot. Violation notice sent, giving 30 days to correct, with a subsequent extensions of time granted. All repairs have been made; case closed.

Past Code Enforcement Violations: Seven past cases for illegal signs, property maintenance, and conducting auto repair in the parking lot. Compliance was gained in a timely manner so no citations were issued.

Owner Occupied?: No – commercial building

* This portion contains a description of the current open case for the property, including citation history, if any.

** Includes a summary of all past, closed cases for the property, including the type of violations and any citations that might have been issued for these cases.

Address: 724 West 19th Street – Sunshine Liquor

Current Code Enforcement Violations: Excessive signs, deteriorated building and parking lot, no address numerals, Christmas lights. All items have been corrected, including slurring of the parking lot. Case closed.

Past Code Enforcement Violations: Eight past cases for trash and signage. Compliance was gained in a time manner so no citations were issued.

Owner Occupied?: No – commercial building

Address: Twenty properties on 2200 block of Rutgers Drive

Current Code Enforcement Violations: Deteriorated building exteriors, unmaintained landscaping, cracked paving, dilapidated mailboxes, light fixtures missing bulbs, missing window screens, trash and debris. Cases were opened on the 20 properties 17 cases closed as of the preparation of this memo.

Owner Occupied?: Eight of the twenty properties owner occupied

Landscaping replaced:



Buildings painted; drive slurred



Address: 216 Palmer Street #A

Current Code Enforcement Violations: A case has been opened for an inoperative vehicle and trash and debris. The trash and debris has been removed but the inoperative vehicle remains so a citation was issued. All violations have since been cleared and the case has been closed.

Past Code Enforcement Violations: Nine past cases for property maintenance, trash, inoperative vehicles. Citations never issued due to timely compliance by the property owner.

Owner Occupied?: No

Address: 220 Palmer Street # A

Current Code Enforcement Violations: A case has been opened for an inoperative vehicle illegal storage. The vehicle has been determined to be operative and the illegal storage removed so the case is closed.

Past Code Enforcement Violations: Six past cases for property maintenance, trash, inoperative vehicles. Citations never issued due to timely compliance by the property owner.

Owner Occupied?: No

Address: 233 Palmer Street

Current Code Enforcement Violations: A case has been opened for a commercial business operating at residence and trailers and pressure washer parked in front yard and

the Code Enforcement Officer has initiated enforcement. A second citation, in the amount of \$900 has been issued due to lack of compliance. All business equipment has been removed; case closed.

Past Code Enforcement Violations: Seven past cases for operating a business from a residence, illegal storage, trash. Citations never issued due to timely compliance by the property owner or, despite extensive monitoring of the site, proof that a business was conducted at the property could not be confirmed.

Owner Occupied?: No

Address: 252 Palmer Street

Current Code Enforcement Violations: The boat encroaching on the alley has been removed. Case closed.

Past Code Enforcement Violations: None.

Owner Occupied?: Yes

Address: 256 Palmer Street

Current Code Enforcement Violations: A case has been opened for plant debris and pallets in alley. The items have been removed and the case had been closed.

Past Code Enforcement Violations: Two past cases for trash and debris in the alley although no evidence of the trash and debris was found in one of the cases. No citations issued in the remaining case due to timely compliance by the property owner.

Owner Occupied?: No

Address: 270 Palmer Street

Current Code Enforcement Violations: Inoperative vehicle remains on property; a citation, in the amount of \$150, has been issued.

Past Code Enforcement Violations: Two past cases for property maintenance and trash. No citations issued in the remaining case due to timely compliance by the property owner.

Owner Occupied?: No

Address: 259 Knox Street

Current Code Enforcement Violations: A case has been opened for an inoperative vehicle and weeds in driveway. The weeds have been cut down and the car has been removed; case closed.

Past Code Enforcement Violations: Three past cases for trash, property maintenance, and inoperative vehicle. No citations issued due to timely compliance.

Owner Occupied?: Yes

Address: 1550 Orange Avenue

Current Code Enforcement Violations: Case opened for long term temporary fence, fire damaged shed, and vehicles on property. A wood fence has been constructed to screen the property. The Code Enforcement Officer is working with the property owner to complete the access gate.

Past Code Enforcement Violations: Four past cases for trash and debris and property maintenance.

Owner Occupied?: Property is currently vacant and secured, due to the fire.

Address: 3013 Royal Palm Drive

Current Code Enforcement Violations: Trash and debris; unmaintained landscaping; substandard housing; and hoarding. Code Enforcement is working with the City's social worker to gain compliance. The owner has cleared out a great deal of the clutter, is

cleaning up the landscaping, and has had the plumbing repaired. The Code Enforcement Officer will continue to monitor the property owner to ensure continued compliance. Case closed.

Past Code Enforcement Violations: Twenty one past cases for unmaintained landscaping and trash and debris. Six citations issued in the past as well as successful prosecution with probation ending earlier this year.

Owner Occupied?: Yes

Address: 499 Magnolia Street

Current Code Enforcement Violations: Unmaintained parkway. Notice of Violation has been sent to the property owner. Landscaping has been mowed.

Past Code Enforcement Violations: No past complaints for this property owner.

Owner Occupied?: Yes

Address: 740 West Wilson Street

Current Code Enforcement Violations: Miscellaneous property maintenance violations. The church is in the process of repairing the parkway as well as installing screening material, as well as removing weeds from the parking lot. The church is also in the process to obtain a loan from the denomination to fix the parking lot. A five year plan is in the works to improve the dirt area on the west side of the parking lot with playing fields and a tot lot.

Past Code Enforcement Violations: Eight past cases for trash, housing, illegal signs, weeds. No citations were issued, due to timely compliance.

Owner Occupied?: No -- church

Address: 1600 block of Babcock Street

Current Code Enforcement Violations: Property maintenance and barbed/razor wire on fences. Most barbed/razor wire is legal, nonconforming but a letter has been sent to owners asking for voluntary removal for the improvement of the streetscape appearance in light of the new residential project being constructed at 1640 Monrovia Avenue. All but one property has been brought into compliance.

Owner Occupied?: No – industrial buildings

Address: 3440 Lupine Circle

Current Code Enforcement Violations: Tarp on roof. Property owner is working with an architect to expand the second floor of the house; plans are almost ready to be issued. Owner agreed to replace the tarp until the work can be initiated but, despite an extension of time, still has not done so. Consequently, two citations have been issued.

Past Code Enforcement Violations: Three past cases for deteriorated paint and weedy/overgrown landscaping. Due to timely compliance, no citations were issued.

Owner Occupied?: Yes

Address: 2265 Canyon Drive

Current Code Enforcement Violations: A case has been opened for unmaintained driveway and landscaping. This area is a natural drainage ditch that serves Estancia High School; the drainage ditch needs to remain unimproved so drainage capacity is not reduced. The property owner said he will repair the driveway but still has not done so; therefore, a second citation will be issued.

Past Code Enforcement Violations: Nineteen past cases for inoperative vehicles, property maintenance, dumped items, graffiti, and trash. Due to timely compliance, no citations were issued.

Owner Occupied?: No – apartment project

Address: Twenty properties on Placentia between Victoria and West Wilson Streets

Current Code Enforcement Violations: General property maintenance. Enforcement has been initiated with the majority of the owners complying.

Owner Occupied?: Nineteen of the properties are rentals and are not owner occupied.

Address: 1009 Begonia Avenue

Current Code Enforcement Violations: Unmaintained landscaping in the front and back yards. Code Enforcement can enforce the front yard landscaping and, consequently, has gotten the resident to trim back the overgrown landscaping. Additionally, progress is being made with the lawn.

Past Code Enforcement Violations: Seven past cases for property management and trash.

Owner Occupied?: Yes

Address: 1786 Orange Avenue -- AT&T building

Current Code Enforcement Violations: Property maintenance. Property manager has started cleaning up and repairing the landscaping and although some painting has occurred, staff is concerned with the quality of the work. Consequently, a citation will be issued.

Past Code Enforcement Violations: Two past cases for transient living in bushes and landscape maintenance. Both items were resolved in a timely manner and no citations were issued.

Owner Occupied?: No -- phone switching building

Address: 827 Victoria Street

Current Code Enforcement Violations: Inoperative vehicle, no garage door. If no storage in covered parking, garage door may not be required. Code Enforcement Officer is working with owner to gain compliance.

Past Code Enforcement Violations: Six past complaints for property management, inoperative vehicle, and trash and debris with a total of three citations issued.

Owner Occupied?: Yes

Address: 2026 Placentia Avenue

Current Code Enforcement Violations: Property maintenance and illegal storage. A second citation has been issued due to a lack of compliance.

Past Code Enforcement Violations: Five past violations for items dumped on their property; graffiti, and illegal sign. One citation issued.

Owner Occupied?: No – industrial building

Address: 963 Oak Street

Current Code Enforcement Violations: Property maintenance; possible hoarding. The Code Enforcement Officer inspected the site and spoke with the resident. No violations were observed and the officer closed the case.

Past Code Enforcement Violations: Six past cases for property maintenance, trash and debris, dilapidated canopy, and illegal fence. No citations issued since timely compliance was gained.

Owner Occupied?: Yes

Address: 785 Victoria Street

Current Code Enforcement Violations: Property maintenance including repair of the

driveway. Owner has initiated some of the repairs but still needs to repair the driveway.

Past Code Enforcement Violations: Three past cases for graffiti and signage. Owner cleared the violations in a timely manner so no citations were issued.

Owner Occupied?: No -- commercial property

Address: 2140 Placentia Avenue

Current Code Enforcement Violations: Property maintenance including repair of parking lot and replacement of landscaping in parkway. Property owner has painted the building, slurried the parking lot, and has installed landscaping; see photos below.

Past Code Enforcement Violations: Twenty past cases for trash and debris, graffiti, signage, and an illegal fence. One citation issued.

Owner Occupied?: No -- commercial property



Address: 845 West 19th Street

Current Code Enforcement Violations: Trash and debris; indeterminate liquids spilled on drive-thru window; concerns with drive thru. The trash and debris has been cleaned up; although some spills on the asphalt they were limited in size and were not running into the City sidewalk. The property owner has been contacted to either redesign the drive-thru or close the drive-thru window.

Past Code Enforcement Violations: Six past complaints for trash and debris behind the building; timely compliance was gained so no citations were issued.

Owner Occupied?: No -- commercial property

Address: 2129 Harbor Boulevard

Current Code Enforcement Violations: People living on the property; trash and debris, behind the vacant commercial building. Code Enforcement has contacted the property manager and will be working on clearing and securing the area.

Past Code Enforcement Violations: Twelve past cases for overgrown weeds, signs, inoperative vehicles, outdoor work, blue tarp, illegal drainage from the property, and trash and debris. One citation issued for the illegal drainage.

Owner Occupied?: No -- commercial property

As an additional update, I wanted to share some "before" and "afters" of the "mini-sweep" of the driveways and parking lots off Baker Street and Grace Lane:

Before



After



ADDITIONAL INFORMATION

I also wanted to let you know in July 2013, the Code Enforcement Officers:

- Opened 186 new cases – which included 42 on-line complaints; and
- Issued 41 citations

AUDIT OF PAST CLOSED CASES

Below is an update of further activity on an additional nine past cases in the "closed" list:

929 Joann Street – One case for a car overhanging the lawn and no address numerals opened and closed

935 Victoria Street -- No further cases

3124 Pierce Avenue – No further cases

2040 National Avenue – No further cases

2128 Union Avenue – No further cases

2981 Redwood Avenue – Six more cases for trash and debris opened and closed

2131 Republic Avenue – One more case for a tarp on the roof opened and closed

2123 Union Avenue – One more case for brown lawn and illegal storage pending

1998 Rosemary Place – Four more cases for lawn parking and a weekend swap meet at the property opened and closed

Closed cases:

1139 Avimore Tr.	782 West 20 th St.	3012 Royal Palm Dr.
2123 Continental Av.	913 West 20 th St.	947 Darrell St.
842 Darrell St.	923 West 20 th St.	3125 Jefferson Av.
866 Darrell St.	2129 Federal Av.	956 Joann St.
930 Darrell St.	945 Victoria St.	961 Union Av.
929 Joann St.	935 Victoria St.	3124 Pierce Av.
2040 National Av.	2128 Union Av.	2981 Redwood Av.
2131 Republic Av.	2123 Union Av.	1998 Rosemary Pl.
883 Senate St.	2030 Continental Av.	2068 Wallace Av.
953 Union Av.	1980 Monrovia Av.	1726 Superior Av.
960 Union Av.	780 Center St.	2881 Bear St.
2136 Union Av.	695 Center St.	2891 Bear St.
911 Victoria St.	1660 Monrovia Av.	1600 Adams
1130 Victoria St.	1600 Primrose St.	786 West 20 th St.
2285 Newport Bl.	1013 Arbor St.	2285 Newport Bl.
372 – 378 Victoria	1787 Orange Ave.	2089 Harbor Bl.
703 Shalimar	974 Congress	1175 Baker
969 Oak St.	2828 Royal Palm	2905 Red Hill Ave.
1589 Corsica	120 Virginia Pl.	Avalon St. permit parking
725, 741, 841 Baker St	1512 Bristol St.	372 – 378 Victoria St
3125 Jefferson	3013 Royal Palm	449 Hamilton St.
1113 Baker	1672 Madagascar St.	929 Joann
1856 Placentia	943 Joann	703 Shalimar
730 Shalimar	1990 Federal	735 Shalimar
787 Shalimar	734 Shalimar	300 23 rd St
1966 Harbor Bl	2590 Orange	3013 Royal Palm Dr.
2850 Fairway Dr.	2255 Fairview Rd.	2972 Century
778 Shalimar	1525 Mesa Verde Dr E #117	2801 Harbor
1087 – 1097 Baker	2255 Fairview Road	120 Virginia
2681 Harbor Bl.	575 W. 19th Street	3160 Country Club Road
3028 Garfield Avenue	111 Del Mar Avenue	2253 Republic Avenue
2900 Fairview Road	2900 Harbor Boulevard	811 Victoria Street
Area next to 845 W 19 th St.	799 West 19th Street	

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